



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-099811-25-SA

In the matter of: 102, 66 KING ST W
MISSISSAUGA ON L5B2H7

Between: Peel Housing Corporation o/a Peel Living Landlord

And

Bernadine Briggs Tenant

Peel Housing Corporation o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Bernadine Briggs (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on May 20, 2025 with respect to application LTB-L-004393-25.

The Landlord's application was resolved by order LTB-L-099811-25, issued on October 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-099811-25.

This motion was heard by videoconference on January 6, 2026.

The Landlord's Legal Representative Kailee Trigiani, the Tenant's Legal Representative Melissa Rajaram, the Tenant Bernadine Briggs, and the Tenant's Agent David Briggs attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

Agreed facts on consent:

1. The parties agree that this Order replaces the previous order from the LTB, dated May 20, 2025, for LTB file no. LTB-L-004393-25.
2. The parties acknowledge the unit has been cleaned and decluttered as of December 14 and 17, 2025.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-099811-25, issued on October 28, 2025, is granted.

2. Order LTB-L-099811-25, issued on October 28, 2025, is set aside and cannot be enforced.
3. The previous order issued on May 20, 2025 with respect to LTB-L-004393-25 is amended as follows:
4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
5. The Tenant shall adequately follow all pest control preparation instructions provided by the Landlord or pest control specialists hired by the Landlord, and permit any corresponding pest control treatment, until May 20, 2027.
6. The Tenant shall maintain the Unit in a state of ordinary cleanliness as well as de-clutter in accordance with Level 1 of the Clutter Image Scale, until May 20, 2027.
7. If the Tenant fails to comply with the conditions set out in paragraphs 5 and 6 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
8. The filing fee of \$186 remains outstanding and shall be paid to the Landlord in 7 monthly installments of \$26.50, beginning on January 12, 2026. The remaining payments will be made on the 12th of every month, with the last payment being made on July 12, 2026.

February 2, 2026

Date Issued

Kyle Anderson

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.